

CITY OF BOSTON



ZONING COMMISSION

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BOSTON, MA

AGENDA

December 15, 2010

PUBLIC HEARING

- 9:00 AM Amended and Restated Development Plan for Planned Development Area No. 60, The Kensington Midtown Cultural District
- 9:15 AM Second Amendment to the Development Plan for Planned Development Area No. 53, Channel Center Project South Boston

BUSINESS MEETING (Open to the public)

Discussion of Public Hearing

ZONING HEARING

The Zoning Commission of the City of Boston hereby gives notice, in accord with Chapter 665 of the Acts of 1956, as amended, that a public hearing will be held on December 15, 2010 at 9:00 AM, in Room 900, Boston City Hall, in connection with a petition for the approval of the Amended and Restated Development Plan for Planned Development Area No. 60, The Kensington, filed by the Boston Redevelopment Authority on behalf of KP Residences LLC.

The Amended and Restated Development Plan for Planned Development Area No. 60, The Kensington, describes the proposed project, which consists of a project site at the corner of Washington and LaGrange Streets, consisting of approximately 30,227 square feet of area, and the development of a 29-story residential building at a height of 290 feet containing: (a) up to 398,000 square feet of residential gross floor area comprising up to 395 residential units; (b) up to 7,200 square feet of ground-floor gross floor area fronting on Washington Street and LaGrange Street for retail/office, service, restaurant and related uses; (c) a below-grade and above-grade parking garage containing up to 160 off-street parking spaces, (d) new and upgraded open space areas, including an improved Boylston Square, as well as a refurbished Liberty Tree Park, and (e) an improved LaGrange Street ("Project").

Copies of the petition and plans may be viewed at the Office of the Zoning Commission, Room 953C, Boston City Hall, between 9AM and 5 PM any day except Saturdays, Sundays, and legal holidays.

For the Commission,
Jeffrey M. Hampton, Secretary

ZONING HEARING

The Zoning Commission of the City of Boston hereby gives notice, in accord with Chapter 665 of the Acts of 1956, as amended, that a public hearing will be held on December 15, 2010 at 9:15 AM, in Room 900, Boston City Hall, in connection with a petition for the approval of the Second Amendment to the Development Plan for Planned Development Area No. 53, Channel Center Project, filed by the Boston Redevelopment Authority on behalf of Channel Center Holdings VAF, LLC.

The Second Amendment to the PDA Plan would (i) authorize the preservation and rehabilitation of two buildings formerly known as 40-44 Midway Street and 46-48 Midway Street, now known as 7-9 Channel Center Street, respectively, and 50-52 Midway Street, now known as 5 Channel Center Street (the "Buildings"), for the uses permitted under the PDA Plan for said Buildings; (ii) update the PDA Plan site plan to reflect changes in planned development and roadway realignments; and (iii) set forth a revised development schedule for the completion of the Channel Center Project.

Copies of the petition and plans may be viewed at the Office of the Zoning Commission, Room 953C, Boston City Hall, between 9AM and 5 PM any day except Saturdays, Sundays, and legal holidays.

For the Commission,
Jeffrey M. Hampton, Secretary